

CEDAR CITY PLANNING COMMISSION
MINUTES

June 21, 2016

The Cedar City Planning Commission held a Meeting on Tuesday, June 21, 2016 at 5:15 p.m., in the Cedar City Council Chambers, 10 North Main, Cedar City, Utah.

Members in attendance: Rich Gillette-Chair, Craig Isom, Jennie Hendricks, Jill Peterson, Mary Pearson

Members absent: Hunter Shaheen

Staff in attendance: Kit Wareham, Drew Jackson, Paul Bittmenn, Rick Holman, Mayor Wilson and Michal Adams

Others in attendance: Ron Larsen, Bob Platt, Tom Jett, Heath Oveson, Ryan and Jessica Robinson and Ray Gardner

The meeting was called to order at 5:15 p.m.

<u>ITEM/ REQUESTED MOTION</u>	<u>LOCATION/PROJECT</u>	<u>APPLICANT/ PRESENTER</u>
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I. Regular Items

For the convenience of those in attendance, item #6 was discussed first.

- 1- Approval of Minutes June 7, 2016
 (Approval)**

Mary moved to approve the minutes of June 7, 2016, seconded by Jennie and the vote was unanimous.

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| 2- Subd.- Minor Lot
 (Approval) | 300 N Main | Premium Oil/Platt |
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Bob Platt said that premium Oil has been the owner of all this property for many years. They now want to separate it so that the Hermie's Restaurant is on its own parcel. Kit said that his office has checked this and there are no problems.

Mary made a motion to approve the minor lot for Premium Oil, seconded by Jennie and the vote was unanimous.

**3- Subd.- Vicinity 1300 N 3700 W Equestrian Pt. LLC/InSite
(Recommendation) The Pointe Subd. Phases 1-3**

Ron Larsen said this property was to be the very last phase of Equestrian Pointe but that plat was never recorded. Most all of the improvements are already in. There are only a few things needed to finish this up; some paving, etc. Because it has been such a long time they needed to start over with the approval process. This portion was sold to new owners. The new owners wanted to change the name and call this section The Pointe Subdivision and do it in 3 phases. Ron pointed out the separate phases. This is all in the R-1 zone and all the lots are compliant.

Rich asked if the City had checked everything and all the waterlines, etc. were in good shape. Kit said that the City will need to check each phase as it is completed and test all lines again.

Kit wanted to point out that as the subdivision ordinance has been revised, anyone who does improvements now without the plat being recorded has to pay a penalty fee. As this was all done prior to the changes in the ordinance, that new rule will not apply to this.

Jill made a motion to give the City Council a positive recommendation for the Pointe Subdivision vicinity plan. Seconded by Craig and the vote was unanimous.

PUBLIC HEARING

**4- PUD 1450 W Industrial Rd. Tom Jett/ GO Civil
(Recommendation) Fort Cedar Commerce PUD Phase 2**

Rich opened the public hearing.

Heath pointed out the property near the old Coke plant. There are two existing buildings in phase 1. This phase 2 will be property that has not yet developed. This phase 2 is to the north and as it is a PUD can all be sold separately. It is zoned industrial so they will have smaller lots for anything you can put in industrial. The plan is to have a gate between phase 1 and 2 so they can keep things secure. He talked about the road that will parallel I-15 on the east side of this property and there is a City master planned road along the north of this property. When they develop to the phases that front these future roads, the roads would need to be improved. That would be the final two phases. The lots are all 10,000 square feet or larger. He pointed out the sewer on the north they will tie into, the water will come off Industrial Road and tie into this phase. All the roads will be asphalt and they will place a fence around the perimeter as this is a PUD. There will be fire hydrants, etc.

Jill said they have seen this before. Heath said they did bring this once before with all of the property being developed. They now are splitting this into separate phases. Tom Jett said he has 2 projects here and 2 different engineers working on them. Jay Adams is doing an amendment to Phase 1 for him and he pointed out what that would be.

Rich closed the public hearing.

Jill moved to give a positive recommendation to City Council for this Fort Cedar PUD phase 2, seconded by Mary and the vote was unanimous.

PUBLIC HEARING

- 5- **General Land Use Change From Medium Density Res. To Mixed Use (Recommendation)** **400 N to Ind. Rd between 300 W & 1000 W** **City Staff**

Rich opened the public hearing.

Kit said they have seen different pieces within this area coming through to change the general and use. He would like to just propose that they change the entire area of just the land use as most of this area is already mixed use. The Planning Commission has already given positive recommendation and voted for the changes to this area. The State Statute requires them to do this as a public hearing which was not done at the last meeting when it was voted on.

Rich closed the public hearing.

As this was voted upon before, there was no need to vote on this item again.

- 6- **Street Name Change To Shakespeare Lane (Recommendation)** **Along College Ave from 100 West To 300 West** **City Staff**

Ryan Robinson who is an intern for Rick talked about how the Festival would like to see the name changed to Shakespeare Lane from 100 – 300 West along College Ave. They sent letters to all who would be affected and have not heard back from anyone. There are only a couple of houses that actually front College Ave. in this two block section.

Craig thought this was a wonderful idea.

Craig moved to give the City Council a positive recommendation on this street name change, seconded by Mary and the vote was unanimous.

Staff Items

- 1- **Residential Development Overlays (RDO) Training** **Kit W**

Kit said as they have an RDO coming through the process and the Planning Commission will see that in a few weeks he wanted to give them a heads up on just what an RDO was. The history of residential development overlays is that it has been in place about 4 years. Having a development with mixed uses is now very popular. The RDO process replaced another process that was called the Master Planned Development (MPD). That type of development was rescinded 4 years ago when the other was put in place. Any that are still out there are grandfathered in and they can still do those but no more will be allowed. It is a very cumbersome process. They could come up with their own zoning, standards and all this was put into an agreement. It was a very long process taking many meetings with staff and then getting that agreement in place.

None of those MPD agreement areas never really developed. That is probably a good thing as some of the things they agreed to were a bit scary. They have since come up with the RDO and this is how it works (see attachment); you have a section of land and it is annexed. You want to develop that land and the general plan calls for it all to be RE. You want to mix it up a little. You may want other amenities like some commercial things and other things. You can do this overlay and develop

according to the different zones. The advantage is that they still have the restrictions on the zones but you can get more density than if you develop it all according to the General Land Use plan. You have your property, you take the land use section of each area, and the ordinance says if you have a medium density land use area, you can have a maximum of 12 units per acre. That is more than what would normally be allowed. The next one is RE and the maximum is 4 units per acre so there are another 80 units. The low density area is 6 units per acre so there is another 78 lots. That defines how many lots you get in the entire area. You go from that land use to having zone pods. In that 20 acre pod you could have 120 lots but the key is it that is zoned R-1 you still have to develop that with all the restrictions of the R-1 zone. The same things in Pod 2. Kit said the one thing you see that is fairly simple is if the land is all flat. The one coming in has very steep hillsides that are deemed to be undevelopable. They have to determine up front just what area is so steep it would be undevelopable. You cannot replace that density of the portion you take out deemed undevelopable and put that density someplace else in your development. Being able to develop at this higher density gives them incentive to put in some public amenities. They can add parks, trails, churches or schools in that acreage and all that is incorporated in their density. They still have to comply with the zone ordinances and the engineering standards. The one coming through has a lot of building units and they also have lots of area that is unbuildable. They need to determine actually what is buildable and what isn't.

Jennie wondered if there was some type of formula as to what is too steep to build on. Kit said there was not, you just need to determine what you are not planning to develop. Paul said it could get tricky to adopt something that said above X you can't build. If you tell them that, you are taking their property in a sense. Kit said the developer will always stretch that as far as they can to get as many units as they possibly can.

Jennie wondered if there were soil concerns in this Fiddler's area planning to develop. Kit said it was pretty rocky. This same area had another development years ago called Tuscany and they want to come back and see about getting that going again. That was a very dense area.

The meeting adjourned at 5:50 p.m.

Michal Adams, Administrative Assistant